

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa¹

Date Released: October 2015



Housing market intelligence you can count on

¹ Ontario part of Ottawa-Gatineau CMA

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insights**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insights** will be released shortly.

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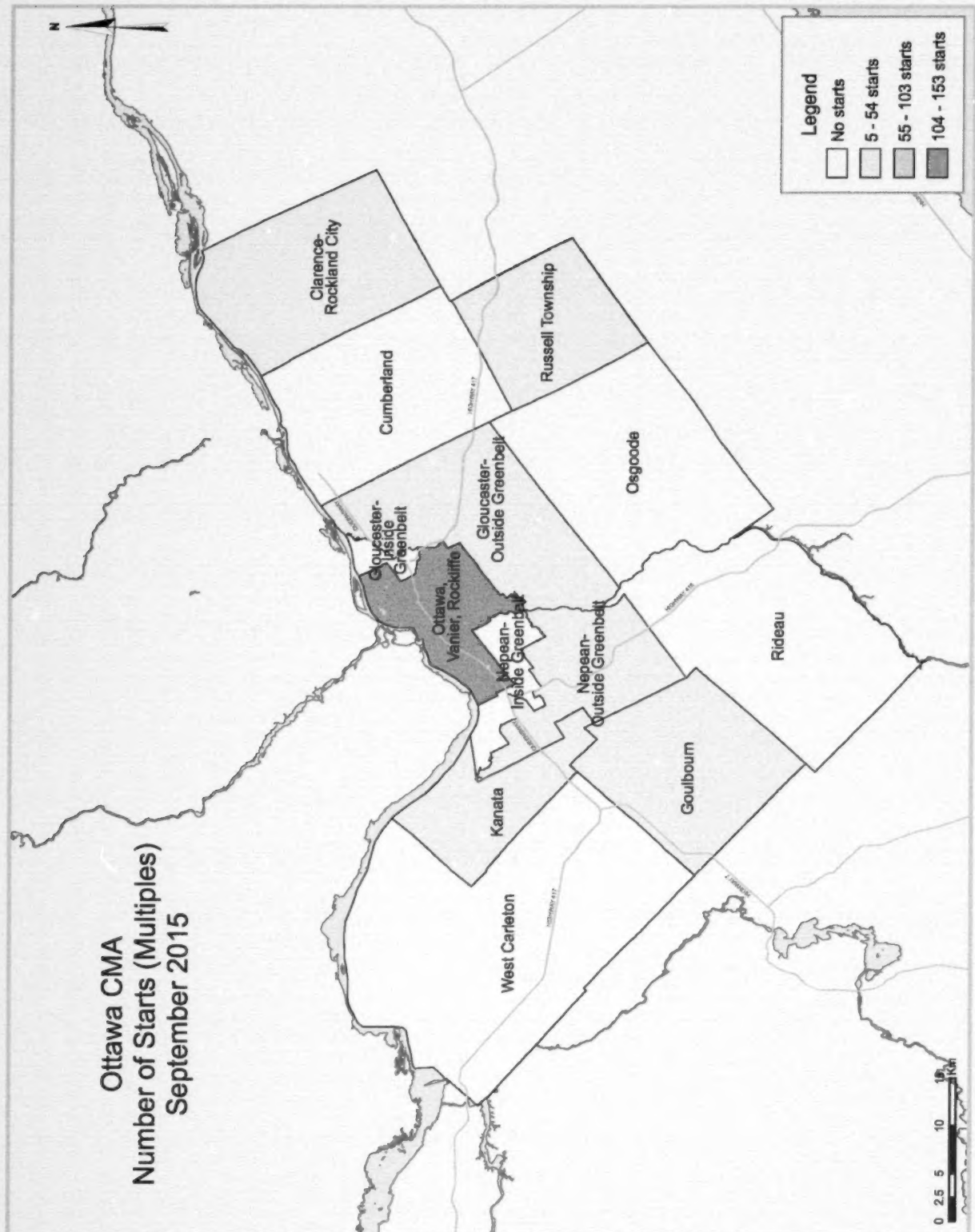
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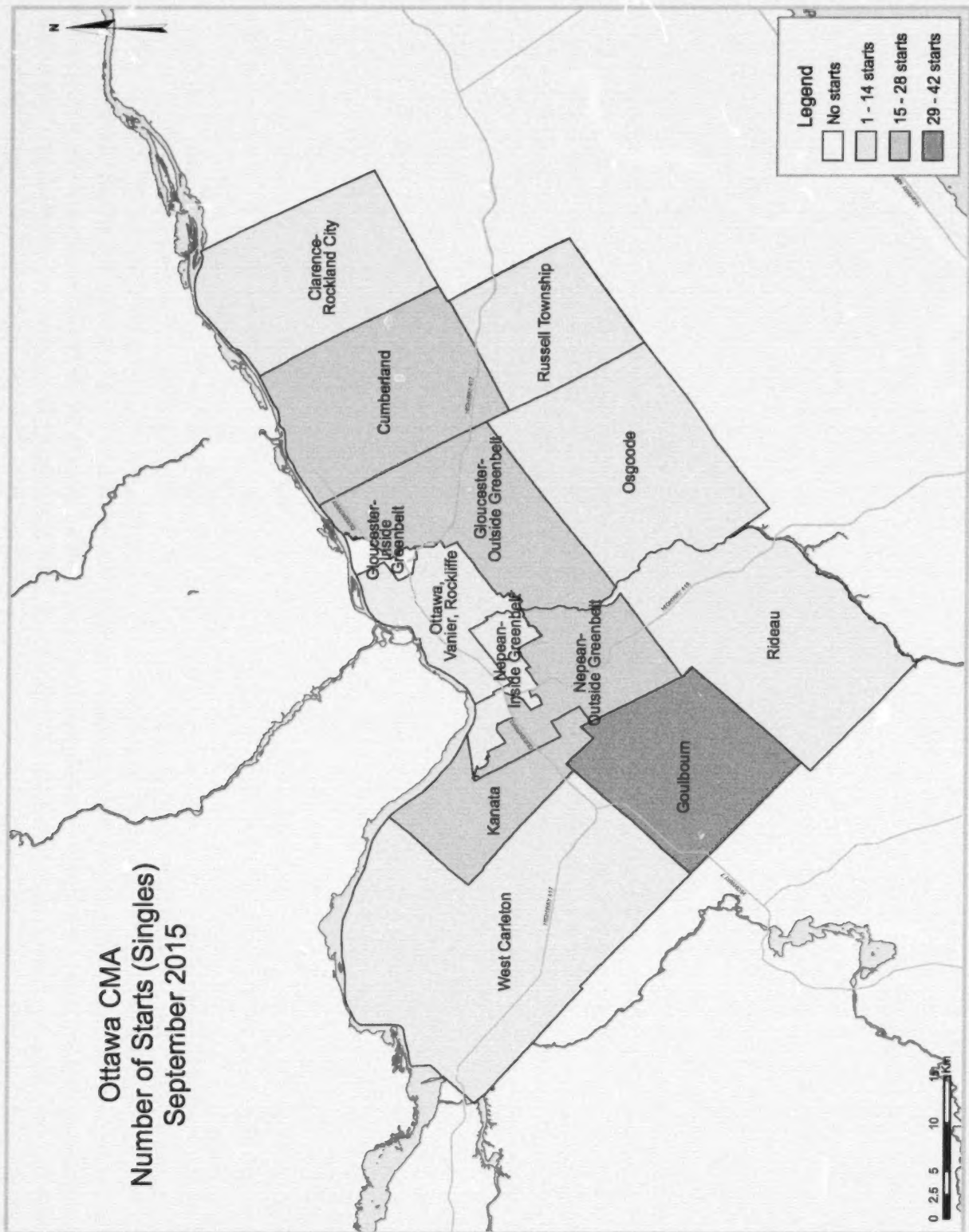
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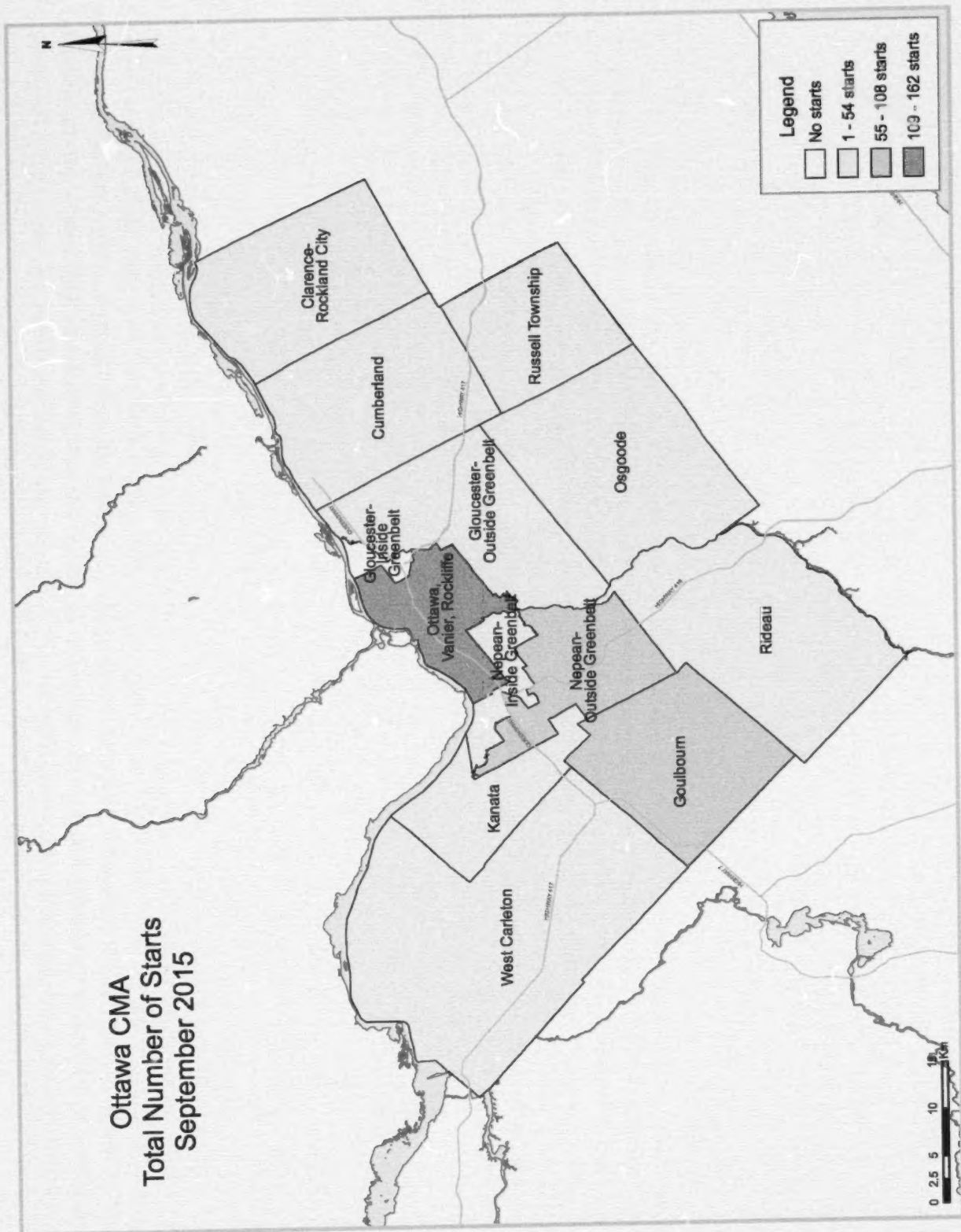
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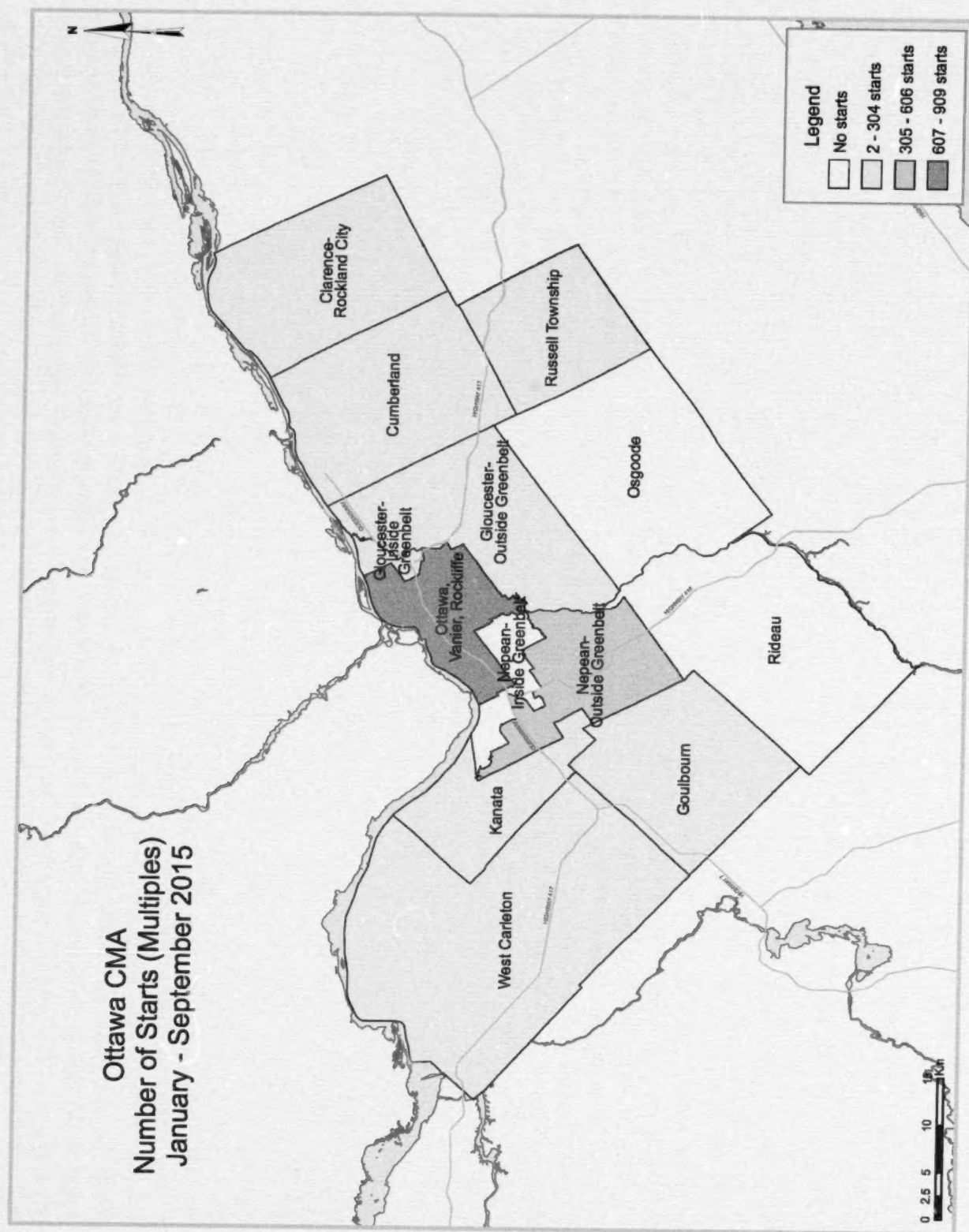
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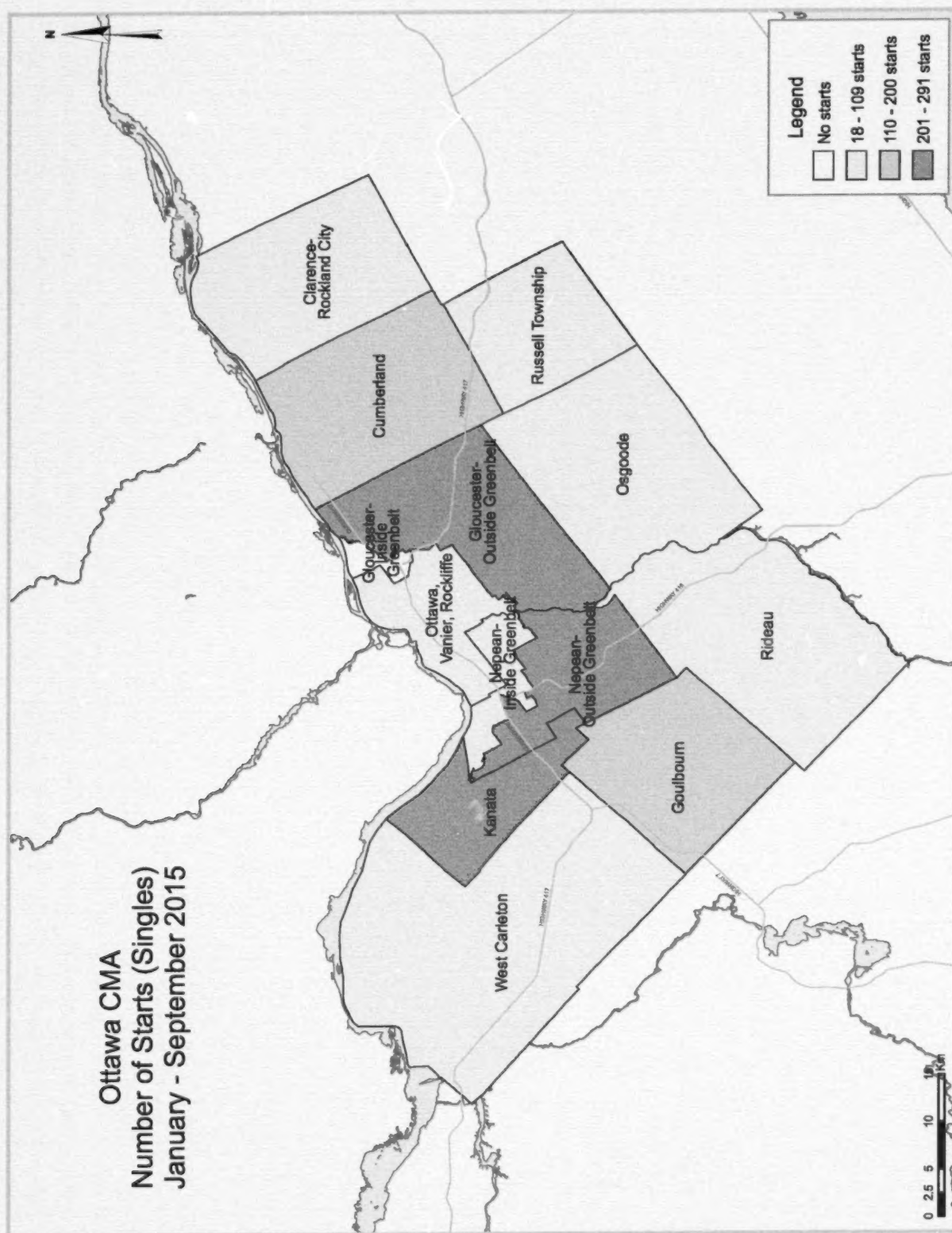
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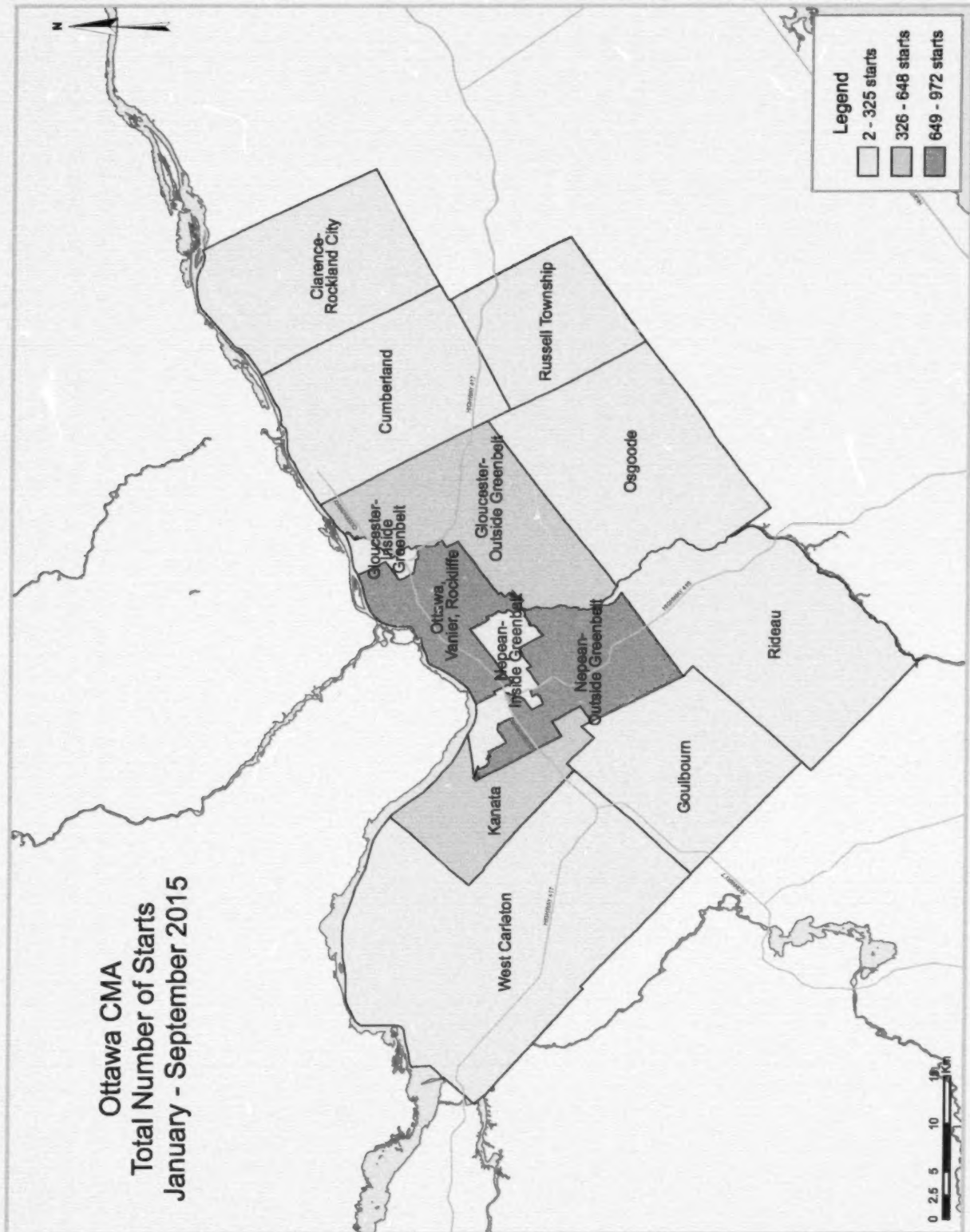












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
September 2015		
Ottawa CMA¹	August 2015	September 2015
Trend²	4,940	5,569
SAAR	5,016	5,413
	September 2014	September 2015
Actual		
September - Single-Detached	141	171
September - Multiples	269	271
September - Total	410	442
January to September - Single-Detached	1,343	1,318
January to September - Multiples	2,610	2,054
January to September - Total	3,953	3,372

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2015	171	22	69	0	0	36	2	142	442
September 2014	141	18	140	0	0	104	4	3	410
% Change	21.3	22.2	-50.7	n/a	n/a	-65.4	-50.0	**	7.8
Year-to-date 2015	1,318	114	859	0	0	764	34	283	3,372
Year-to-date 2014	1,343	162	1,161	0	4	1,117	33	133	3,953
% Change	-1.9	-29.6	-26.0	n/a	-100.0	-31.6	3.0	112.8	-14.7
UNDER CONSTRUCTION									
September 2015	1,149	112	985	0	0	1,828	24	707	4,805
September 2014	1,115	156	1,221	0	9	3,098	29	367	5,995
% Change	3.0	-28.2	-19.3	n/a	-100.0	-41.0	-17.2	92.6	-19.8
COMPLETIONS									
September 2015	140	8	244	0	0	275	6	14	687
September 2014	148	32	96	0	0	551	2	21	850
% Change	-5.4	-75.0	154.2	n/a	n/a	-50.1	200.0	-33.3	-19.2
Year-to-date 2015	1,141	130	1,280	0	4	1,595	46	261	4,457
Year-to-date 2014	1,302	222	1,125	0	0	1,624	18	586	4,877
% Change	-12.4	-41.4	13.8	n/a	n/a	-1.8	155.6	-55.5	-8.6
COMPLETED & NOT ABSORBED									
September 2015	87	31	178	0	2	549	n/a	n/a	847
September 2014	65	30	75	0	0	260	n/a	n/a	430
% Change	33.8	3.3	137.3	n/a	n/a	111.2	n/a	n/a	97.0
ABSORBED									
September 2015	138	8	210	0	0	198	n/a	n/a	554
September 2014	147	40	113	0	0	482	n/a	n/a	782
% Change	-6.1	-80.0	85.8	n/a	n/a	-58.9	n/a	n/a	-29.2
Year-to-date 2015	1,126	124	1,178	0	5	1,419	n/a	n/a	3,852
Year-to-date 2014	1,328	260	1,097	0	0	1,626	n/a	n/a	4,311
% Change	-15.2	-52.3	7.4	n/a	n/a	-12.7	n/a	n/a	-10.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
September 2015	157	20	66	0	0	36	2	122	403
September 2014	127	18	140	0	0	104	4	3	396
Ottawa, Vanier, Rockcliffe									
September 2015	9	14	3	0	0	12	2	122	162
September 2014	6	8	0	0	0	80	4	3	101
Nepean inside greenbelt									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
September 2015	23	4	35	0	0	12	0	0	74
September 2014	26	4	48	0	0	0	0	0	78
Gloucester inside greenbelt									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2015	28	2	4	0	0	0	0	0	34
September 2014	23	4	35	0	0	24	0	0	86
Kanata									
September 2015	25	0	10	0	0	12	0	0	47
September 2014	38	0	52	0	0	0	0	0	90
Cumberland									
September 2015	19	0	0	0	0	0	0	0	19
September 2014	8	0	5	0	0	0	0	0	13
Goulbourn									
September 2015	42	0	14	0	0	0	0	0	56
September 2014	4	0	0	0	0	0	0	0	4
West Carleton									
September 2015	2	0	0	0	0	0	0	0	2
September 2014	3	2	0	0	0	0	0	0	5
Rideau									
September 2015	1	0	0	0	0	0	0	0	1
September 2014	6	0	0	0	0	0	0	0	6
Osgoode									
September 2015	7	0	0	0	0	0	0	0	7
September 2014	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
September 2015	5	0	0	0	0	0	0	20	25
September 2014	12	0	0	0	0	0	0	0	12
Russell Township									
September 2015	9	2	3	0	0	0	0	0	14
September 2014	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
September 2015	171	22	69	0	0	36	2	142	442
September 2014	141	18	140	0	0	104	4	3	410

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi ¹	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
September 2015	1,061	96	973	0	0	1,798	24	687	4,639
September 2014	1,032	146	1,214	0	9	3,067	29	367	5,864
Ottawa, Vanier, Rockcliffe									
September 2015	65	46	40	0	0	1,222	23	411	1,807
September 2014	54	66	30	0	9	2,662	24	133	2,978
Nepean inside greenbelt									
September 2015	34	1	0	0	0	199	0	0	233
September 2014	16	0	0	0	0	139	0	0	155
Nepean outside greenbelt									
September 2015	172	38	310	0	0	150	0	0	670
September 2014	302	32	465	0	0	105	0	25	929
Gloucester inside greenbelt									
September 2015	0	2	0	0	0	0	0	0	2
September 2014	4	0	0	0	0	0	0	0	4
Gloucester outside greenbelt									
September 2015	188	4	165	0	0	91	0	0	448
September 2014	94	28	160	0	0	77	2	0	361
Kanata									
September 2015	264	4	329	0	0	60	0	268	925
September 2014	338	0	236	0	0	0	1	201	776
Cumberland									
September 2015	117	0	89	0	0	76	0	0	282
September 2014	69	6	117	0	0	84	0	0	276
Goulbourn									
September 2015	131	0	25	0	0	0	0	8	164
September 2014	33	2	31	0	0	0	0	8	74
West Carleton									
September 2015	19	2	15	0	0	0	1	0	37
September 2014	27	6	175	0	0	0	2	0	210
Rideau									
September 2015	26	0	0	0	0	0	0	0	26
September 2014	26	0	0	0	0	0	0	0	26
Osgoode									
September 2015	45	0	0	0	0	0	0	0	45
September 2014	69	6	0	0	0	0	0	0	75
Clarence-Rockland City									
September 2015	31	0	0	0	0	0	0	20	51
September 2014	52	0	7	0	0	12	0	0	71
Russell Township									
September 2015	57	16	12	0	0	30	0	0	115
September 2014	31	10	0	0	0	19	0	0	60
Ottawa-Gatineau CMA (Ontario portion)									
September 2015	1,149	112	985	0	0	1,828	24	707	4,805
September 2014	1,115	156	1,221	0	9	3,098	29	367	5,995

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
September 2015	125	6	244	0	0	275	6	14	670
September 2014	128	26	96	0	0	551	2	21	824
Ottawa, Vanier, Rockcliffe									
September 2015	3	0	0	0	0	198	6	14	221
September 2014	6	8	0	0	0	519	2	21	556
Nepean inside greenbelt									
September 2015	0	0	0	0	0	0	0	0	0
September 2014	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
September 2015	34	2	106	0	0	0	0	0	142
September 2014	43	10	49	0	0	0	0	0	102
Gloucester inside greenbelt									
September 2015	0	0	0	0	0	22	0	0	22
September 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2015	21	0	0	0	0	55	0	0	76
September 2014	6	4	25	0	0	32	0	0	67
Kanata									
September 2015	52	2	86	0	0	0	0	0	140
September 2014	49	0	8	0	0	0	0	0	57
Cumberland									
September 2015	0	0	46	0	0	0	0	0	46
September 2014	13	0	8	0	0	0	0	0	21
Goulbourn									
September 2015	6	0	0	0	0	0	0	0	6
September 2014	2	0	6	0	0	0	0	0	8
West Carleton									
September 2015	2	2	6	0	0	0	0	0	10
September 2014	3	4	0	0	0	0	0	0	7
Rideau									
September 2015	3	0	0	0	0	0	0	0	3
September 2014	0	0	0	0	0	0	0	0	0
Osgoode									
September 2015	4	0	0	0	0	0	0	0	4
September 2014	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
September 2015	10	0	0	0	0	0	0	0	10
September 2014	3	0	0	0	0	0	0	0	3
Russell Township									
September 2015	5	2	0	0	0	0	0	0	7
September 2014	17	6	0	0	0	0	0	0	23
Ottawa-Gatineau CMA (Ontario portion)									
September 2015	140	8	244	0	0	275	6	14	687
September 2014	148	32	96	0	0	551	2	21	850

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
September 2015	77	30	178	0	2	548	n/a	n/a	835
September 2014	59	29	70	0	0	260	n/a	n/a	418
Ottawa, Vanier, Rockcliffe									
September 2015	3	9	2	0	2	467	n/a	n/a	483
September 2014	4	20	3	0	0	109	n/a	n/a	136
Nepean inside greenbelt									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
September 2015	12	11	73	0	0	18	n/a	n/a	114
September 2014	13	3	25	0	0	25	n/a	n/a	66
Gloucester inside greenbelt									
September 2015	0	0	0	0	0	25	n/a	n/a	25
September 2014	0	0	0	0	0	12	n/a	n/a	12
Gloucester outside greenbelt									
September 2015	25	0	42	0	0	29	n/a	n/a	96
September 2014	10	0	24	0	0	20	n/a	n/a	54
Kanata									
September 2015	25	4	32	0	0	3	n/a	n/a	64
September 2014	24	3	11	0	0	0	n/a	n/a	38
Cumberland									
September 2015	3	0	24	0	0	4	n/a	n/a	31
September 2014	2	0	4	0	0	88	n/a	n/a	94
Goulbourn									
September 2015	9	3	5	0	0	2	n/a	n/a	19
September 2014	4	0	2	0	0	6	n/a	n/a	12
West Carleton									
September 2015	0	1	0	0	0	0	n/a	n/a	1
September 2014	0	3	1	0	0	0	n/a	n/a	4
Rideau									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
September 2015	0	2	0	0	0	0	n/a	n/a	2
September 2014	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
September 2015	3	0	0	0	0	0	n/a	n/a	3
September 2014	3	0	5	0	0	0	n/a	n/a	8
Russell Township									
September 2015	7	1	0	0	0	1	n/a	n/a	9
September 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
September 2015	87	31	178	0	2	549	n/a	n/a	847
September 2014	65	30	75	0	0	260	n/a	n/a	430

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
September 2015	122	6	210	0	0	198	n/a	n/a	536
September 2014	127	34	113	0	0	482	n/a	n/a	756
Ottawa, Vanier, Rockcliffe									
September 2015	4	2	0	0	0	149	n/a	n/a	155
September 2014	9	18	0	0	0	443	n/a	n/a	470
Nepean inside greenbelt									
September 2015	0	0	0	0	0	0	n/a	n/a	0
September 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
September 2015	35	2	87	0	0	3	n/a	n/a	127
September 2014	43	9	53	0	0	1	n/a	n/a	106
Gloucester inside greenbelt									
September 2015	0	0	0	0	0	5	n/a	n/a	5
September 2014	0	0	0	0	0	6	n/a	n/a	6
Gloucester outside greenbelt									
September 2015	10	0	4	0	0	39	n/a	n/a	53
September 2014	6	5	40	0	0	26	n/a	n/a	77
Kanata									
September 2015	52	1	76	0	0	2	n/a	n/a	131
September 2014	46	0	7	0	0	0	n/a	n/a	53
Cumberland									
September 2015	6	0	36	0	0	0	n/a	n/a	42
September 2014	12	0	8	0	0	6	n/a	n/a	26
Goulbourn									
September 2015	6	0	1	0	0	0	n/a	n/a	7
September 2014	2	0	4	0	0	0	n/a	n/a	6
West Carleton									
September 2015	2	1	6	0	0	0	n/a	n/a	9
September 2014	3	2	1	0	0	0	n/a	n/a	6
Rideau									
September 2015	3	0	0	0	0	0	n/a	n/a	3
September 2014	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
September 2015	4	0	0	0	0	0	n/a	n/a	4
September 2014	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
September 2015	10	0	0	0	0	0	n/a	n/a	10
September 2014	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
September 2015	6	2	0	0	0	0	n/a	n/a	8
September 2014	17	6	0	0	0	0	n/a	n/a	23
Ottawa-Gatineau CMA (Ontario portion)									
September 2015	138	8	210	0	0	198	n/a	n/a	554
September 2014	147	40	113	0	0	482	n/a	n/a	782

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Ottawa City	157	127	22	22	66	140	158	107	403	396	1.8
Ottawa, Vanier, Rockcliffe	9	6	16	12	3	0	134	83	162	101	60.4
Nepean inside greenbelt	1	3	0	0	0	0	0	0	1	3	-66.7
Nepean outside greenbelt	23	26	4	4	35	48	12	0	74	78	-5.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	28	23	2	4	4	35	0	24	34	86	-60.5
Kanata	25	38	0	0	10	52	12	0	47	90	-47.8
Cumberland	19	8	0	0	0	5	0	0	19	13	46.2
Goulbourn	42	4	0	0	14	0	0	0	56	4	**
West Carleton	2	3	0	2	0	0	0	0	2	5	-60.0
Rideau	1	6	0	0	0	0	0	0	1	6	-83.3
Osgoode	7	10	0	0	0	0	0	0	7	10	-30.0
Clarence-Rockland City	5	12	0	0	0	0	20	0	25	12	108.3
Russell Township	9	2	2	0	3	0	0	0	11	2	**
Ottawa-Gatineau CMA (Ontario Portion)	171	141	24	22	69	140	178	107	442	410	7.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,183	1,219	119	169	847	1,166	997	1,219	3,146	3,773	-16.6
Ottawa, Vanier, Rockcliffe	63	41	64	64	24	23	821	833	972	961	1.1
Nepean inside greenbelt	32	16	0	0	0	0	0	139	32	155	-79.4
Nepean outside greenbelt	219	349	40	40	319	377	84	91	662	857	-22.8
Gloucester inside greenbelt	0	3	2	0	0	0	0	0	2	3	-33.3
Gloucester outside greenbelt	234	141	6	42	155	226	80	56	475	465	2.2
Kanata	291	409	4	1	246	219	12	28	553	657	-15.8
Cumberland	127	101	0	6	78	142	0	64	205	313	-34.5
Goulbourn	136	36	0	2	21	10	0	8	157	56	180.4
West Carleton	18	28	3	8	4	169	0	0	25	205	-87.8
Rideau	20	26	0	0	0	0	0	0	20	26	-23.1
Osgoode	43	69	0	6	0	0	0	0	43	75	-42.7
Clarence-Rockland City	53	68	0	0	3	7	20	12	76	87	-12.6
Russell Township	82	56	26	18	12	0	30	19	150	93	61.3
Ottawa-Gatineau CMA (Ontario Portion)	1,318	1,343	145	187	862	1,173	1,047	1,250	3,372	3,953	-14.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Ottawa City	66	140	0	0	36	104	122	3
Ottawa, Vanier, Rockcliffe	3	0	0	0	12	80	122	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	35	48	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	35	0	0	0	24	0	0
Kanata	10	52	0	0	12	0	0	0
Cumberland	0	5	0	0	0	0	0	0
Goulbourn	14	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	20	0
Russell Township	3	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	69	140	0	0	36	104	142	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	844	1,158	3	8	734	1,086	263	133
Ottawa, Vanier, Rockcliffe	21	15	3	8	558	761	263	72
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	319	377	0	0	84	66	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	155	226	0	0	80	56	0	0
Kanata	246	219	0	0	12	0	0	28
Cumberland	78	142	0	0	0	64	0	0
Goulbourn	21	10	0	0	0	0	0	8
West Carleton	4	169	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	7	0	0	0	12	20	0
Russell Township	12	0	0	0	30	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	859	1,165	3	8	764	1,117	283	133

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Ottawa City	243	285	36	104	124	7	403	396
Ottawa, Vanier, Rockcliffe	26	14	12	80	124	7	162	101
Nepean inside greenbelt	1	3	0	0	0	0	1	3
Nepean outside greenbelt	62	78	12	0	0	0	74	78
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	34	62	0	24	0	0	34	86
Kanata	35	90	12	0	0	0	47	90
Cumberland	19	13	0	0	0	0	19	13
Goulbourn	56	4	0	0	0	0	56	4
West Carleton	2	5	0	0	0	0	2	5
Rideau	1	6	0	0	0	0	1	6
Osgoode	7	10	0	0	0	0	7	10
Clarence-Rockland City	5	12	0	0	20	0	25	12
Russell Township	14	2	0	0	0	0	14	2
Ottawa-Gatineau CMA (Ontario Portion)	262	299	36	104	144	7	442	410

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,117	2,517	734	1,090	295	166	3,146	3,773
Ottawa, Vanier, Rockcliffe	124	96	558	765	290	100	972	961
Nepean inside greenbelt	32	16	0	139	0	0	32	155
Nepean outside greenbelt	578	766	84	66	0	25	662	857
Gloucester inside greenbelt	2	3	0	0	0	0	2	3
Gloucester outside greenbelt	391	407	80	56	4	2	475	465
Kanata	541	628	12	0	0	29	553	657
Cumberland	205	249	0	64	0	0	205	313
Goulbourn	157	48	0	0	0	8	157	56
West Carleton	24	203	0	0	1	2	25	205
Rideau	20	26	0	0	0	0	20	26
Osgoode	43	75	0	0	0	0	43	75
Clarence-Rockland City	56	75	0	12	20	0	76	87
Russell Township	118	74	30	19	2	0	150	93
Ottawa-Gatineau CMA (Ontario Portion)	2,291	2,666	764	1,121	317	166	3,372	3,953

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**September 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	% Change
Ottawa City	125	128	12	28	244	96	289	572	670	824	-18.7
Ottawa, Vanier, Rockcliffe	3	6	6	10	0	0	212	540	221	556	-60.3
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	34	43	2	10	106	49	0	0	142	102	39.2
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	21	6	0	4	0	25	55	32	76	67	13.4
Kanata	52	49	2	0	86	8	0	0	140	57	145.6
Cumberland	0	13	0	0	46	8	0	0	46	21	119.0
Goulbourn	6	2	0	0	0	6	0	0	6	8	-25.0
West Carleton	2	3	2	4	6	0	0	0	10	7	42.9
Rideau	3	0	0	0	0	0	0	0	3	0	n/a
Osgoode	4	6	0	0	0	0	0	0	4	6	-33.3
Clarence-Rockland City	10	3	0	0	0	0	0	0	10	3	**
Russell Township	5	17	2	6	0	0	0	0	7	23	-69.6
Ottawa-Gatineau CMA (Ontario Portion)	140	148	14	34	244	96	289	572	687	850	-19.2

Table 3.1: Completions by Submarket and by Dwelling Type**January - September 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,025	1,189	161	204	1,273	1,089	1,828	2,210	4,287	4,692	-8.6
Ottawa, Vanier, Rockcliffe	49	65	78	72	38	19	1,436	1,280	1,601	1,436	11.5
Nepean inside greenbelt	12	12	2	4	0	0	0	0	14	16	-12.5
Nepean outside greenbelt	243	325	30	54	461	307	44	265	778	951	-18.2
Gloucester inside greenbelt	2	4	0	0	0	0	22	22	24	26	-7.7
Gloucester outside greenbelt	174	153	6	32	220	275	125	120	525	580	-9.5
Kanata	338	376	9	30	260	307	201	248	808	961	-15.9
Cumberland	77	83	18	8	134	116	0	233	229	440	-48.0
Goulbourn	30	55	6	0	14	23	0	42	50	120	-58.3
West Carleton	18	38	8	4	146	42	0	0	172	84	104.8
Rideau	19	24	0	0	0	0	0	0	19	24	-20.8
Osgoode	63	54	4	0	0	0	0	0	67	54	24.1
Clarence-Rockland City	64	59	2	4	11	36	12	0	89	99	-10.1
Russell Township	52	54	10	32	0	0	19	0	81	86	-5.8
Ottawa-Gatineau CMA (Ontario Portion)	1,141	1,302	173	240	1,284	1,125	1,859	2,210	4,457	4,877	-8.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Ottawa City	244	96	0	0	275	551	14	21
Ottawa, Vanier, Rockcliffe	0	0	0	0	198	519	14	21
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	106	49	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	22	0	0	0
Gloucester outside greenbelt	0	25	0	0	55	32	0	0
Kanata	86	8	0	0	0	0	0	0
Cumberland	46	8	0	0	0	0	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	6	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	244	96	0	0	275	551	14	21

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,270	1,089	3	0	1,567	1,624	261	586
Ottawa, Vanier, Rockcliffe	35	19	3	0	1,389	1,077	47	203
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	461	307	0	0	19	141	25	124
Gloucester inside greenbelt	0	0	0	0	22	22	0	0
Gloucester outside greenbelt	220	275	0	0	125	82	0	38
Kanata	260	307	0	0	12	96	189	152
Cumberland	134	116	0	0	0	192	0	41
Goulbourn	14	23	0	0	0	14	0	28
West Carleton	146	42	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	11	36	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,281	1,125	3	0	1,598	1,624	261	586

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014	Sept 2015	Sept 2014
Ottawa City	375	250	275	551	20	23	670	824
Ottawa, Vanier, Rockcliffe	3	14	198	519	20	23	221	556
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	142	102	0	0	0	0	142	102
Gloucester inside greenbelt	0	0	22	0	0	0	22	0
Gloucester outside greenbelt	21	35	55	32	0	0	76	67
Kanata	140	57	0	0	0	0	140	57
Cumberland	46	21	0	0	0	0	46	21
Goulbourn	6	8	0	0	0	0	6	8
West Carleton	10	7	0	0	0	0	10	7
Rideau	3	0	0	0	0	0	3	0
Osgoode	4	6	0	0	0	0	4	6
Clarence-Rockland City	10	3	0	0	0	0	10	3
Russell Township	7	23	0	0	0	0	7	23
Ottawa-Gatineau CMA (Ontario Portion)	392	276	275	551	20	23	687	850

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,414	2,468	1,568	1,624	305	600	4,287	4,692
Ottawa, Vanier, Rockcliffe	129	144	1,390	1,077	82	215	1,601	1,436
Nepean inside greenbelt	12	14	0	0	2	2	14	16
Nepean outside greenbelt	734	686	19	141	25	124	778	951
Gloucester inside greenbelt	2	4	22	22	0	0	24	26
Gloucester outside greenbelt	396	460	125	82	4	38	525	580
Kanata	606	713	12	96	190	152	808	961
Cumberland	229	207	0	192	0	41	229	440
Goulbourn	50	78	0	14	0	28	50	120
West Carleton	170	84	0	0	2	0	172	84
Rideau	19	24	0	0	0	0	19	24
Osgoode	67	54	0	0	0	0	67	54
Clarence-Rockland City	77	99	12	0	0	0	89	99
Russell Township	60	82	19	0	2	4	81	86
Ottawa-Gatineau CMA (Ontario Portion)	2,551	2,649	1,599	1,624	307	604	4,457	4,877

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
September 2015	0	0.0	7	6.4	15	13.6	28	25.5	60	54.5	110	512,500	530,096
September 2014	0	0.0	8	6.8	12	10.3	35	29.9	62	53.0	117	530,000	545,838
Year-to-date 2015	0	0.0	41	4.8	128	15.1	286	33.6	395	46.5	850	495,000	516,030
Year-to-date 2014	1	0.1	48	4.7	167	16.2	309	30.0	505	49.0	1,030	505,000	524,307
Ottawa, Vanier, Rockcliffe													
September 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2015	0	0.0	1	5.6	0	0.0	0	0.0	17	94.4	18	-	-
Year-to-date 2014	0	0.0	0	0.0	1	2.3	3	7.0	39	90.7	43	-	-
Nepean inside greenbelt													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Nepean outside greenbelt													
September 2015	0	0.0	1	2.9	3	8.8	12	35.3	18	52.9	34	-	507,171
September 2014	0	0.0	3	7.0	4	9.3	14	32.6	22	51.2	43	-	509,446
Year-to-date 2015	0	0.0	14	5.8	27	11.1	69	28.4	133	54.7	243	440,000	500,171
Year-to-date 2014	0	0.0	13	4.1	58	18.1	105	32.8	144	45.0	320	480,000	502,819
Gloucester inside greenbelt													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Gloucester outside greenbelt													
September 2015	0	0.0	3	30.0	3	30.0	2	20.0	2	20.0	10	-	-
September 2014	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	-	-
Year-to-date 2015	0	0.0	5	3.6	14	10.0	63	45.0	58	41.4	140	-	524,169
Year-to-date 2014	0	0.0	4	2.6	12	7.7	77	49.7	62	40.0	155	490,000	537,023
Kanata													
September 2015	0	0.0	2	4.0	7	14.0	9	18.0	32	64.0	50	-	549,655
September 2014	0	0.0	0	0.0	2	4.4	13	28.9	30	66.7	45	-	-
Year-to-date 2015	0	0.0	15	4.5	67	20.2	118	35.6	131	39.6	331	-	532,323
Year-to-date 2014	0	0.0	18	5.0	69	19.3	87	24.3	184	51.4	358	-	498,118
Cumberland													
September 2015	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	-	476,900
September 2014	0	0.0	5	41.7	6	50.0	1	8.3	0	0.0	12	-	-
Year-to-date 2015	0	0.0	5	7.7	19	29.2	23	35.4	18	27.7	65	-	456,216
Year-to-date 2014	0	0.0	12	17.4	22	31.9	25	36.2	10	14.5	69	-	434,270
Goulbourn													
September 2015	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	1	5.3	5	26.3	13	68.4	19	-	-
Year-to-date 2014	0	0.0	1	2.6	5	13.2	5	13.2	27	71.1	38	-	548,161

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2015

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Rideau													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
Osgoode													
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2014	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	-
Year-to-date 2015	0	0.0	1	4.8	0	0.0	7	33.3	13	61.9	21	-	559,330
Year-to-date 2014	1	4.5	0	0.0	0	0.0	7	31.8	14	63.6	22	-	533,900
Clarence-Rockland City													
September 2015	0	0.0	4	80.0	0	0.0	1	20.0	0	0.0	5	-	366,271
September 2014	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2015	0	0.0	32	78.0	5	12.2	4	9.8	0	0.0	41	-	363,581
Year-to-date 2014	5	10.4	27	56.3	12	25.0	4	8.3	0	0.0	48	-	343,364
Russell Township													
September 2015	0	0.0	5	83.3	1	16.7	0	0.0	0	0.0	6	-	362,400
September 2014	0	0.0	5	31.3	9	56.3	2	12.5	0	0.0	16	-	-
Year-to-date 2015	0	0.0	33	70.2	5	10.6	8	17.0	1	2.1	47	-	386,731
Year-to-date 2014	0	0.0	22	45.8	21	43.8	5	10.4	0	0.0	48	-	375,856
Ottawa-Gatineau CMA (Ontario portion)													
September 2015	0	0.0	16	13.2	16	13.2	29	24.0	60	49.6	121	500,000	515,010
September 2014	1	0.7	14	10.3	22	16.2	37	27.2	62	45.6	136	482,500	522,480
Year-to-date 2015	0	0.0	106	11.3	138	14.7	298	31.8	396	42.2	938	475,000	502,969
Year-to-date 2014	6	0.5	97	8.6	200	17.8	318	28.2	505	44.8	1,126	490,000	517,103

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2015

Submarket	Sept 2015	Sept 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	530,096	545,838	-2.9	516,036	524,307	-1.6
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	507,171	509,446	-0.4	500,171	502,819	-0.5
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	--	n/a	524,169	537,023	-2.4
Kanata	549,655	--	n/a	532,323	498,118	6.9
Cumberland	476,900	--	n/a	456,216	434,270	5.1
Goulbourn	--	--	n/a	--	548,161	n/a
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	559,330	--	n/a
Clarence-Rockland City	--	--	n/a	363,581	343,364	5.9
Russell Township	--	--	n/a	306,731	375,856	2.9
Ottawa-Gatineau CMA (Ontario Portion)	515,010	522,480	-1.4	502,969	517,103	-2.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**September 2015**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2014	January	596	-2.3	1,112	2,047	2,605	42.7	348,001	1.3	355,541
	February	881	-4.7	1,126	2,273	2,563	43.9	354,619	1.8	357,096
	March	1,197	1.3	1,134	2,942	2,412	47.0	358,966	-0.1	354,984
	April	1,428	-10.0	1,133	3,488	2,617	43.3	374,232	0.5	359,276
	May	1,802	-0.6	1,187	3,987	2,660	44.6	383,168	3.4	368,235
	June	1,678	4.4	1,197	3,177	2,593	46.2	365,366	1.7	360,098
	July	1,462	8.1	1,234	3,078	2,735	45.1	358,600	-1.0	361,236
	August	1,214	-1.0	1,220	2,444	2,613	46.7	361,730	3.7	364,880
	September	1,144	1.4	1,172	2,723	2,492	47.0	357,753	2.6	363,585
	October	1,136	2.9	1,208	2,399	2,565	47.1	357,887	-1.5	360,804
	November	905	0.3	1,203	1,578	2,521	47.7	358,196	-0.2	359,102
	December	651	5.9	1,167	983	2,743	42.5	349,479	2.2	363,162
2015	January	632	6.0	1,208	2,043	2,632	45.9	349,672	0.5	357,892
	February	862	-2.2	1,117	2,396	2,727	41.0	359,759	1.4	361,966
	March	1,225	2.3	1,174	3,441	2,805	41.9	362,918	1.1	360,326
	April	1,587	11.1	1,245	3,801	2,742	45.4	382,960	2.3	366,413
	May	1,941	7.7	1,308	3,841	2,652	49.3	386,331	0.8	369,664
	June	1,705	1.6	1,165	3,434	2,670	43.6	383,676	5.0	377,302
	July	1,457	-0.3	1,235	3,013	2,696	45.8	369,718	3.1	370,413
	August	1,293	6.5	1,276	2,484	2,645	48.2	354,035	-2.1	358,902
	September	1,255	9.7	1,288	2,759	2,661	48.4	366,145	2.3	370,808
	October									
	November									
	December									
	Q3 2014	3,820	3.1		8,245			359,341	1.6	
	Q3 2015	4,005	4.8		8,256			363,535	1.2	
	YTD 2014	11,402	-0.2		26,159			364,862	1.5	
	YTD 2015	11,957	4.9		27,212			371,617	1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2015

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	123.0	529	6.6	70.0	1,049
	February	595	3.14	5.24	115.4	124.2	527	6.6	69.6	1,047
	March	581	3.14	4.99	115.3	124.7	528	6.7	69.9	1,055
	April	570	3.14	4.79	115.1	125.3	528	7.0	70.0	1,065
	May	570	3.14	4.79	114.9	125.9	533	6.8	70.4	1,069
	June	570	3.14	4.79	114.8	126.3	531	6.9	70.1	1,071
	July	570	3.14	4.79	114.6	125.9	534	6.4	70.1	1,058
	August	570	3.14	4.79	114.7	125.9	533	6.7	70.1	1,051
	September	570	3.14	4.79	114.6	126.1	536	6.7	70.4	1,034
	October	570	3.14	4.79	114.4	126.1	539	6.3	70.4	1,024
	November	570	3.14	4.79	114.3	125.5	540	6.1	70.3	1,018
	December	570	3.14	4.79	114.1	124.7	541	5.9	70.2	1,024
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.8	1,038
	February	567	2.89	4.74	113.8	125.4	534	7.0	69.9	1,041
	March	567	2.89	4.74	113.7	126.2	533	7.1	69.8	1,043
	April	561	2.89	4.64	113.6	126.0	536	6.6	69.8	1,036
	May	561	2.89	4.64	113.6	126.9	534	6.3	69.2	1,041
	June	561	2.89	4.64	113.6	127.4	533	6.1	68.9	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.5	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.4	68.4	1,035
	September	561	2.89	4.64		126.8	530	6.2	68.4	1,032
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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